

THE WEST 24 FT OF LOT 3 BLOCK 4  
BLOCK 4 WILSON SPRINGS COMMUNITY  
COMM AT NE COR OF SE1/4, RUN S 2

HARRISON DAVID S/MANNING JACKIE R  
191 E OHIO AVE  
MACCLENNY, FL 32063

2026

01-7S-15-04149-404



| BUILDING CHARACTERISTICS |                   |
|--------------------------|-------------------|
| ELEMENT                  | CD                |
| Exterior Wall            | 06 BD/BATTEN 100  |
| Roof Structur            | 03 GABLE/HIP 100  |
| Roof Cover               | 03 COMP SHNGL 100 |
| Interior Wall            | 04 PLYWOOD 100    |
| Interior Floo            | 08 SHT VINYL 100  |
| Air Condition            | 03 CENTRAL 100    |
| Heating Type             | 04 AIR DUCTED 100 |
| Bedrooms                 | 2 100             |
| Bathrooms                | 1 100             |
| Frame                    | 01 NONE 100       |
| Stories                  | 1. 1. 100         |
| Architectual             | 05 CONV 100       |
| Units                    | 0 100             |
| Condition Adj            | 02 02 100         |
| Kitchen Adjus            | 01 01 100         |

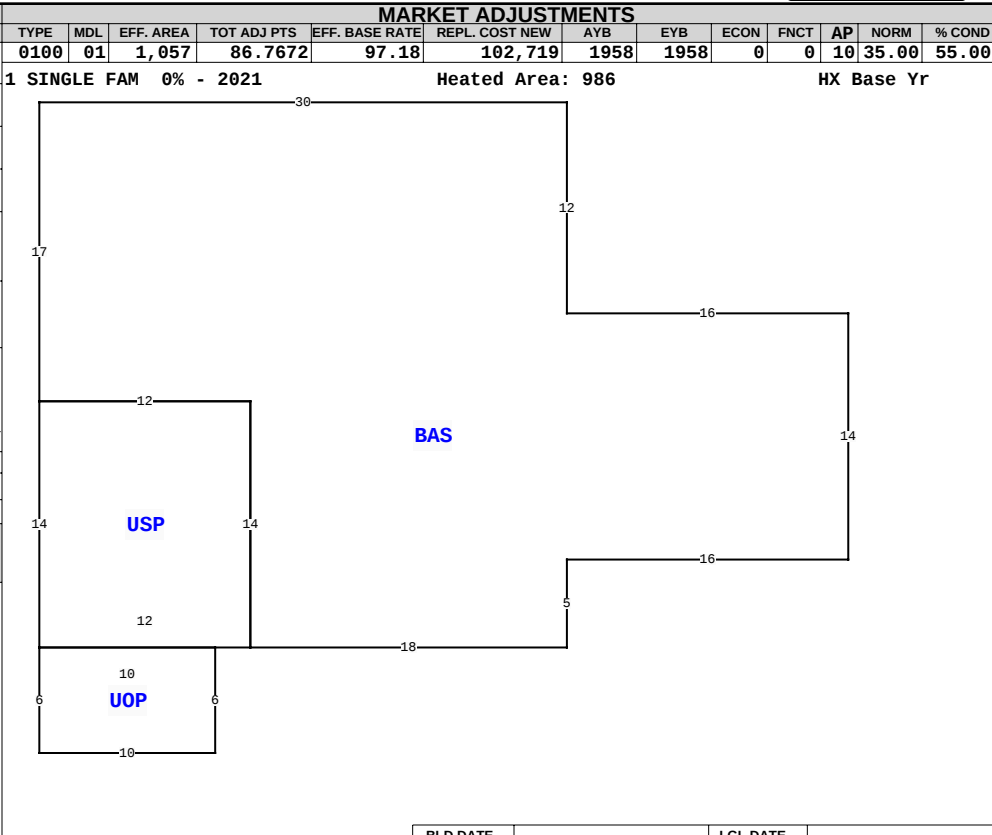
|                  |                    |  |    |
|------------------|--------------------|--|----|
| Quality          | 03 03              |  |    |
| DOR CODE         | 0100 SINGLE FAMILY |  |    |
| MAP NUM          | MKT AREA           |  | 02 |
| NEIGHBORHOOD/LOC | 6716.0400 1.00/    |  |    |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|------|--------------|----------------------|
| BAS       | 986              | 100         |      | 986          | 52,700               |
| UOP       | 60               | 20          |      | 12           | 641                  |
| USP       | 168              | 35          |      | 59           | 3,154                |
| TOTALS    | 1,214            |             |      | 1,057        | 56,495               |

|                |            |             |     |     |        |         |
|----------------|------------|-------------|-----|-----|--------|---------|
| TOTALS         |            | 1, 214      |     |     | 1, 057 | 56, 495 |
| EXTRA FEATURES |            |             |     |     |        |         |
| L N            | OB/XF CODE | DESCRIPTION | BLD | CAP | L      | W       |
| 1              | 0296       | SHED METAL  | 0   | 0   | 0      | 0       |
| 2              | 0296       | SHED METAL  | 0   | 0   | 0      | 0       |
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| LAND DESCRIPTION |          |     |                      |     |     |
|------------------|----------|-----|----------------------|-----|-----|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D |
| 1                | 0100     | C   | SFR                  | 0   |     |
| 2                | 0000     | C   | VAC RES              | 0   |     |
|                  |          |     |                      |     |     |
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REVIEW DATE 06/30/2015 BY TW



|                            |          |           |            |     |
|----------------------------|----------|-----------|------------|-----|
| 180 SW ROSE LN, FORT WHITE | BLD DATE | LGL DATE  | 05/13/2025 | MLU |
|                            | XF DATE  | LAND DATE |            |     |
|                            | INC DATE | AG DATE   |            |     |

| TOTAL OB/XF       |       |       |                         |           |     |           |        |         |                 |                |       | 150 |  |
|-------------------|-------|-------|-------------------------|-----------|-----|-----------|--------|---------|-----------------|----------------|-------|-----|--|
| LOC ZONE          | FRONT | DEPTH | TOT LND UTS             | UNIT TYPE | D T | DPTH FACT | % COND | TOT ADJ | UNIT PRICE      | ADJ UNIT PRICE | LA VA |     |  |
| A-1               | 0.00  | 0.00  | 1.00                    | LT        |     | 1.00      | 1.00   | 0.50    | 14,000.00       | 7,000.00       |       |     |  |
|                   | 0.00  | 0.00  | 1.00                    | UT        |     | 1.00      | 1.00   | 1.00    | 500.00          | 500.00         |       |     |  |
|                   |       |       |                         |           |     |           |        |         |                 |                |       |     |  |
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|                   |       |       |                         |           |     |           |        |         |                 |                |       |     |  |
|                   |       |       |                         |           |     |           |        |         |                 |                |       |     |  |
| Total Acres: 0.35 |       |       | Total Land Value: 7,500 |           |     | Market: 0 |        |         | Agricultural: 0 |                |       |     |  |

Total Acres: 0.35 Total Land Value: 7,500 Market: 0 Agricultural: 0 Common: 7,500

| COLUMBIA COUNTY PROPERTY  |              | PAGE 1 of 1 | 3      |
|---------------------------|--------------|-------------|--------|
| VALUATION SUMMARY         |              | STANDARD    |        |
| VALUATION BY              | Tax Group: 3 | Tax Dist:   |        |
| BUILDING MARKET VALUE     |              |             | 56,495 |
| TOTAL MARKET OB/XF VALUE  |              |             | 150    |
| TOTAL LAND VALUE - MARKET |              |             | 7,500  |
| TOTAL MARKET VALUE        |              |             | 64,145 |
| SOH/AGL Deduction         |              |             | 0      |
| ASSESSED VALUE            |              |             | 64,145 |
| TOTAL EXEMPTION VALUE     |              |             | 0      |
| BASE TAXABLE VALUE        |              |             | 64,145 |
| TOTAL JUST VALUE          |              |             | 64,145 |
| NCON VALUE                |              |             | 0      |
| INCOME VALUE              |              |             |        |
| PREVIOUS YEAR MKT VALUE   |              |             | 64,145 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
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| SALES DATA                  |            |              |        |        |           |               |
|-----------------------------|------------|--------------|--------|--------|-----------|---------------|
| OFF RECORD<br>Number        | DATE       | TYPE<br>INST | Q<br>U | V<br>I | RSN<br>CD | SALE<br>PRICE |
| 1423/2345                   | 11/10/2020 | WD           | Q      | I      | 01        | 50,000        |
| GRANTOR: DOUGLAS M SASSER   |            |              |        |        |           |               |
| GRANTEE: DAVID S HARRISON & |            |              |        |        |           |               |
| 1314/0225                   | 4/28/2016  | WD           | U      | V      | 37        | 5,300         |
| GRANTOR: CYNTHIA H TRAMEL   |            |              |        |        |           |               |
| GRANTEE: DOUGLAS M SASSER   |            |              |        |        |           |               |

| BUILDING NOTES |  |
|----------------|--|
|                |  |

| BUILDING DIMENSIONS |                                                                                       |
|---------------------|---------------------------------------------------------------------------------------|
| BAS=                | W16 N12 W30 S17 USP= S14 UOP= S6 E10 N6 W10\$ E12 N14 W12\$ E12 S14 E18 N5 E16 N14\$. |

PRINTED 11/20/2025 BY SYS